



## Well Appointed Office Condo

- Asking price: ~~\$1,135,000.00~~ **\$950,000.00**
- +/- 3,331 sf of available space
- Office condo consisting of two (2) open and (3) closed offices, (1) meeting room, (1) kitchen, (2) storage and (3) bathroom. Features finished second floor mezzanine area
- Eight (8) onsite parking available
- IP4 - Kanata South Business Park Zone
- Located in Kanata south with close proximity to Highway 417
- Walking distance to many amenities
- Minutes from Eagleson Park & Ride Station. Bus transit only steps away

## Get more information

### **Giorgio DiNardo**

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### **David A. MacLeod**

Sales Representative, Vice-President  
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Platinum  
member

# Property

# For Sale

155 Terence Matthews, Unit 2

Ottawa, ON

**Address**

155 Terence Matthews, Unit 2, Ottawa, ON

**Year Built**

1988

**Available Space****Main Level**

(1) Foyer, (2) bathrooms, (1) closed office, (1) open area offices, (1) meeting Room, (1) kitchen, (1) storage, and (1) bathroom

2,008 sf  
(As per MPAC)

**Second Level**

(2) Closed offices, (1) bathroom, (1) storage, and (1) open area offices

1,323 sf  
+/- 3,331 sf

**Total:****Possession**

60-90 days

**Parking**

Eight (8) parking spots

**Legal Description**

UNIT 2, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 471 PT E 1/2 LT 31 CON 10, PTS 1, 2 4R6842; S T LT619492, LT619493, LT623667, LT700672 AS SCHEDULE "A" OF DECLARATION LT629690 KANATA

**PIN**

154710002

**Zoning**

IP4 - Kanata South Business Park Zone

**Power Supply**

225 amp, 120/208 volt, 3 phase

**Expenses (2024 estimate)**

<u>Property Tax</u>	\$7,274.29/yr
<u>Condo fees</u>	\$15,086.19/yr
<u>Enbridge</u>	\$2,543.64/yr
<u>Hydro</u>	\$3,279.77/yr

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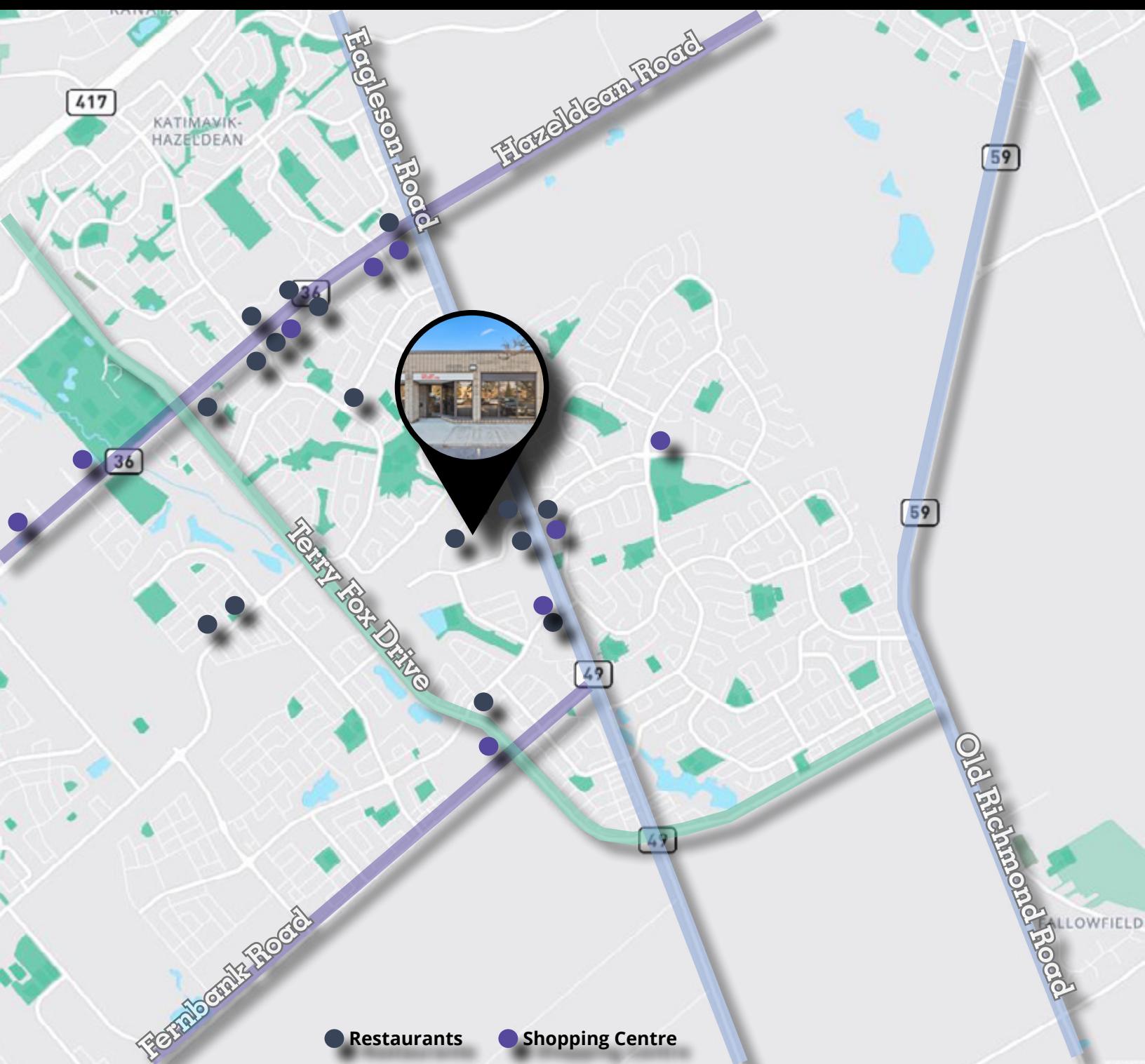
**AVISON  
YOUNG**

# Location Map

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# Gallery

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# Gallery

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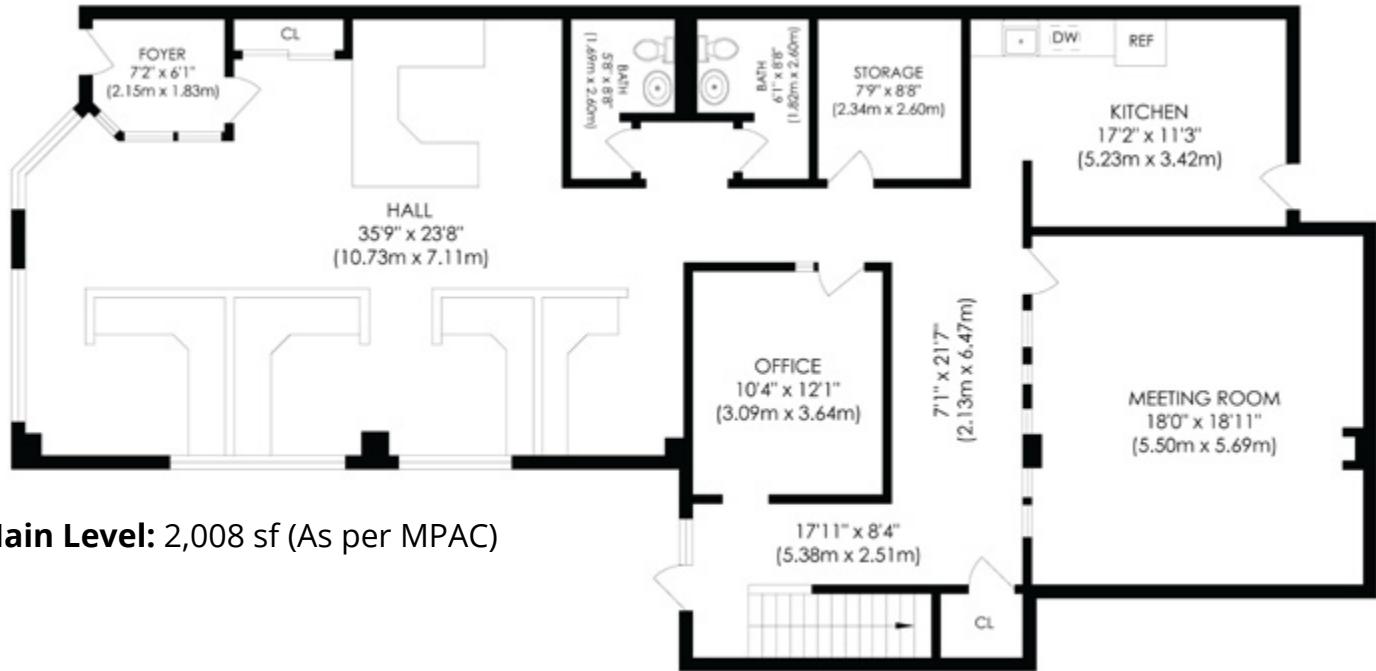
# Floor Plan

# For Sale

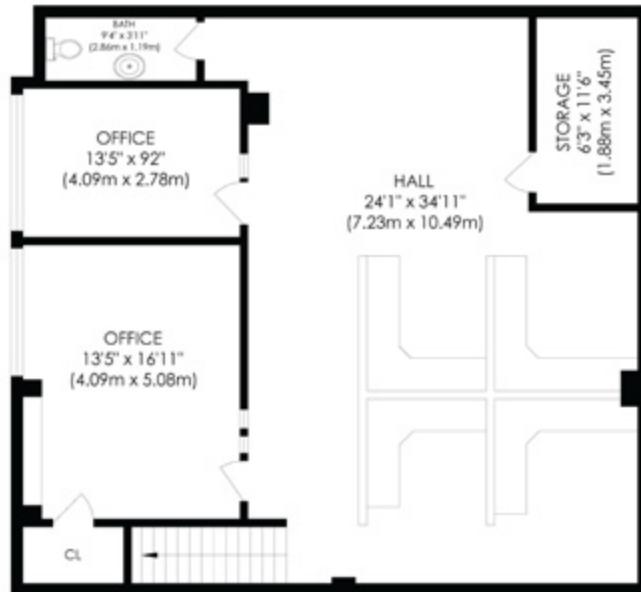
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360°

Virtual Tour



Second Level: 1,323 sf



Total Available: 3,331 sf

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